

GENOA TOWNSHIP
Regular Meeting
June 6, 2005

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Jean Ledford, Todd Smith and Jim Mortensen. Also present were Township Manager Michael Archinal, Township Attorney Rick Heikkinen and approximately 15 persons in the audience.

A call to the public was made with the following response: Frank Castle - I am here to complain about the loud music coming from J. R.'s. I live a half mile from the facility and I could hear the music and would like to see something done about it.

Approval of Consent Agenda:

Moved by Smith, supported by Ledford, to approve the first three items on the consent agenda, with the moving of item 4 to discussion at the regular meeting. The motion carried unanimously.

1. Payment of Bills.

2. Approval of Minutes: May 16, 2005.

3. Request for approval of a \$3,000.00 budget for professional services related to the History Town Master Utility and Development Plan as recommended by the Administrative Committee.

4. Request for approval to purchase 7 computer systems at a cost of \$13,005.38 for the Planning Commission as recommended by the Administrative Committee.
(Moved to the regular agenda for review and approval.)

Approval of Regular Agenda:

Todd Smith asked to be excused from discussion of item No. 6. He advised the board that he had worked on item No. 7 but felt that he could be fair and objective in the decision making process. Moved by Ledford, supported by Mortensen, to approve the regular agenda and excuse Smith from discussion of item No. 6. The motion carried unanimously.

5. Public Hearing on the unsafe structure proceeding at 2607 E. Grand River Ave., belonging to Lee's Collision and Mr. Steven Lee.

Mr. Campbell - I have been in Florida for the last seven months. I don't believe that the building is not salvageable. All correspondence was sent to the building and I never received any information. McCririe – The building is a nightmare. Campbell – I don't disagree with you. I have a company who has looked at the building and they are not yet here this evening. Moved by Skolarus, supported by Mortensen, to move this petition to be heard at the end of the meeting. The motion carried unanimously.

6. Request for approval of an environmental impact assessment, corresponding to site plan for a proposed retail and restaurant building (Savannah South) located on the south side of Grand River Avenue, between Latson Road and Lawson Drive within the Savannah Development, Sec. 9, petitioned by Savannah Development, as discussed by the Planning Commission May 9, 2005.

Smith stepped down from the board to present the Savannah petition. He advised the board that all items listed during the May 9, 2005 planning meeting had been met. Moved by Ledford, supported by Hunt, to approve the impact assessment dated March 30, 2005 with the following conditions:

1. Approval from the county drain commissioner to utilize the storm pipe for detention prior to the township issuance of a land use permit.
2. The existing easement near the traffic island of Leo's Coney Island will remain as is.
3. The proposed architecture and materials will match Phase I and sample materials will become the property of the Township.
4. The petitioner agrees to meet all Township ordinances, particularly with reference to lighting.
5. Items #3, 4, 6, 7, 8, 9 and 10 from the Township Engineer's letter dated May 4, 2005 will be complied with.
6. A waiver of the ordinance regarding plantings on the west property line is approved in order to permit the petitioner to utilize the existing vegetation.

The motion carried unanimously.

7. Request for approval of the PUD agreement amendment, final PUD site plan and impact assessment for a proposed 21,897 sq. ft. Tractor Supply Store with a 26,870 sq. ft. of outdoor display located on northeast corner of E. Grand River and Lawson Drive, Sec. 9, petitioned by Bunnell Hill Development Co., Inc., as discussed by the Planning Commission May 9, 2005.

A. Disposition of PUD amendment (04-20-05).

Moved by Ledford, supported by Smith, to approve the amendment to the PUD with the following conditions:

1. Township attorney review and approval of the language in the amended PUD, incorporating language relative to the northern driveway along Lawson Drive.
2. The detention basin as depicted on Phase I will include sod and maintenance will include mowing.
3. Paragraph 3.5 will eliminate the reference to the Township constructing White Horse Drive. It is the intent that a future road be constructed; however, the Township will not be the ones to construct such a road.

4. Paragraph 3.5 shall read “any design and change of a road within the PUD Site will be done at the developer’s expense”.

5. The Agreement shall be reviewed and approved by the Township Attorney.

The motion carried unanimously.

B. Disposition of impact assessment.

Moved by Ledford, supported by hunt, to approve the revised impact assessment dated 04/18/05 as submitted. The motion carried unanimously.

C. Disposition of final PUD site plan (03-09-05).

Moved by Smith, supported by Ledford, to approve the site plan with the following conditions:

1. The architecture and materials reviewed this evening are acceptable and will become the property of the Township.

2. The reduction to 101 parking spaces versus the Township ordinance is acceptable.

3. The east/west road on the entrance portion of the property will be temporary until all alternate solution can be developed and the improved road will have curb and gutter and will be completed by July 1, 2007.

4. The detail for the light fixtures and a photometric study of the lighting will be completed. Two wal-packs on the east end of the building will be lowered to 12 feet with a maximum wattage of 400. Cut sheets for the wal-packs will be provided and approved by the administrative committee.

5. A 1:4 slope will be acceptable for the detention pond, provided there is no fencing and the township engineer will review and approve the plan.

6. With regard to the items in TTMPs’s letter dated May 4, 2005, the petitioner should be aware that Items #3, 6, and 10 require MDOT approval.

7. Items #4, 5, 11, 18, and 20 of the TTMPs letter dated May 4, 2005 shall be complied with.

8. No storage will be allowed above the fence line. The administrative committee will review a minimum of three or four fence products (to be submitted by the petitioner) to be used on the site, with final determination to be made by the committee.

The motion carried unanimously.

8. Request for approval of a PUD agreement amendment, site plan and environmental impact assessment for a proposed retail building located on the south side of Grand River Avenue at Lawson Drive. Sec. 9, petitioned by Boggio and Associates, as discussed by the Planning Commission May 9, 2005.

A. Disposition of PUD amendment (04-26-05)

Moved by Skolarus, supported by Smith, to approve the amendment with the following conditions: 1. Deleting Item R from Page 12. 2. Review of the corrected document by the township attorney. The motion carried unanimously.

B. Disposition of impact assessment (04-20-05)

Moved by Skolarus, supported by Ledford, to approve the impact assessment as submitted. The motion carried unanimously.

C. Disposition of site plan (04-19-05)

Moved by Ledford, supported by Smith, to approve the site plan with the following conditions:

1. The architecture and materials are acceptable and the samples will become the property of the Township.
2. The lighting plan will be reviewed administratively by Township staff to ensure that it is consistent with the last review, making sure that foot candles do not exceed the limit at the northeast corner of the site (east of the proposed sign).
3. Ornamental lighting consistent with that used in the surrounding area will be installed on the site along Grand River.
4. Signage will be consistent with the amendment to the PUD Agreement made by recommending motion this evening.
5. The recommendations of the Township Engineer set out in their letter dated May 3, 2005 will be complied with; however, with respect to Item #1 referencing traffic studies, the Planning Commission will determine on a case-by-case basis if required.

The motion carried unanimously.

9. Request for approval of a proposed base fee adjustment of 5% for OMI.

Mortensen advised the petitioner the efficiencies in operation should be in place next year. Moved by Hunt, supported by Mortensen, to approve the 5% adjustment, retroactive to the contact date of 03/01/05. The motion carried unanimously.

10. Consideration of a request for the extension of sewer and water to property located at the corner of Brighton and Bauer Road in Genoa Township by Brighton Christian Church.

Dennis Dimhoff addressed the board with the request for municipal sewer and water. He advised the board that a \$300,000.00 bladder tank would be needed for the sprinkler system for fire suppression. After further discussion concerning the proper procedure and time for making the request, the petition was withdrawn. Moved by Ledford, supported by Skolarus, to take no further action this evening. The motion carried unanimously.

11. Review of a revised site plan (05/28/04 with hand written revision May 2005) for Conely Engines Expansion.

The proposal was discussed and it was the opinion of the board that the new location of the trucks was appropriate. The petitioner should submit a new site plan. The board took no formal action.

12. Request for approval to purchase seven computer systems at a cost of \$13,005.38 for the Planning Commission as recommended by the Administrative Committee.

Moved by Smith, supported by Skolarus, to approve the purchase as recommended. The motion carried unanimously.

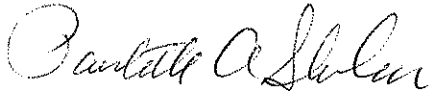
13. Public Hearing on the unsafe structure proceeding at 2607 E. Grand River Ave., belonging to Lee's Collision and Mr. Steven Lee.

Mr. Rick Morrow of Edgewater Construction addressed the board on behalf of Mr. Campbell. He advised the board that the building could be saved and that he would prepare bids addressing the violations. Smith established a list of contingencies to be provided for the next regular meeting of the board. Moved by Skolarus, supported by Mortensen, to table the petition until the next regular meeting of the township board, contingent upon the following:

1. A letter from a licensed structural engineer determining safety of the existing structure.
2. A time-frame report for the completion of all items included in the correspondence supplied by Smith to Mr. Morrow.
3. A full set of bids for the project.
4. A time schedule for the completion of the work.
5. A signed contract with Mr. Campbell and Mr. Lee for completion of the work.
6. All environmental issues will be addressed.
7. The fire issues will be addressed.
8. An irrevocable letter of credit for completion of the work

The motion carried unanimously.

The regular meeting of the Genoa Township Board was adjourned at 9:35 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(Press/Argus 06/15/05)